

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**



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April 6, 2007

John Korkosz, Planning Supervisor
Planning and Development Department
400 Stewart Avenue
Las Vegas, Nevada 89101

Dear Mr. Korkosz,

**Re:Luis Rojas (APN 139-34-801-050) VAR-20398 at 802 East Bonneville Avenue
Opposition to Variance Request – VAR-20398**

I am a major owner and tenant in the building at 606 South Ninth Street. This property adjoins the subject property through the alley way between our and the applicants real estate locations. I and the other owners of this building **oppose the one variance request of the subject property, specifically the request to "Allow eight parking spaces where 18 parking spaces are required."**

Over the years the owners of property around this location have applied for and been granted parking variances. Initially this was fine due to ample street parking. However, with the conversion or building of several additional professional offices in this neighborhood and the addition of metered street parking around the Lloyd George Federal Court House over the last ten years, it has created a major street parking problem for us and other business owners in this neighborhood. Current metered parking is just across the street from the subject property. Allowing another professional office to minimize their employee parking will only create more street congestion. Not only will a portion of this business's employees have to park on overly congested streets, but also clients visiting their offices will add to the existing over crowded streets.

Therefore, I and the other owners and renters at our offices at 606 South Ninth Street are highly opposed to granting any further parking variances in our neighborhood. Due to the timing and demands of tax season, we will not be able to attend the hearing on this matter, but do strongly voice our objection to this parking variance request.

Sincerely,

Richard D. Layton, CPA & CFE
Partner and Property Owner

ITEM # 67
CASE # VAR-20398
PC MTG 4-12-07

P

ROUSE FAMILY PROPERTIES, LLC

523 South Eighth Street
LAS VEGAS, NEVADA 89101
(702) 387-1800

LAWRENCE D. ROUSE
MANAGER

March 31, 2007

City of Las Vegas
Planning and Development Dept.
Current Planning Division
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101

RE: **VAR-20398--Objection**
802 E. Bonneville Ave. (APN 139-34-810-050)
Related Action: SDR-19675


Dear Sir or Madam,

I am writing to object to the above-referenced request for variance to allow 8 parking spaces where 18 parking spaces are required. It appears that the requested variance would result in inadequate space for the persons working at the large building planned for the site (see SDR-19675), as well as for visitors. That will reduce available street parking in the area. Adequate street parking is a prime concern for businesses that operate in the vicinity. Our clients insist on convenient parking, and may take their business elsewhere if easy access no longer exists. If proposals like this one are approved, further pressure will be placed on downtown street parking.

The current parking space requirements have been established as an objective measure of parking needed for use of a building that does not adversely impact neighbors by consuming needed street parking. The proposed change is more than a minor difference in the number of spaces.

I request that the Planning and Development Department and the City Planning Commission disapprove the proposed variance, and require resubmission of a plan providing more parking spaces, as per the existing city plan. Thank you for your consideration.

Yours very truly,


Lawrence D. Rouse

ITEM # 67
CASE # VAR-20398
PC MTG 4-12-07

Telephone Protest/ Approval Log

Meeting Date: 4-12-07 PC

Case Number: VAR-20398

Date: 3-30-07

Name: Mildred Bush

Address: 7233 Richmond
Heights Drive LV, NV 89128

Phone: 869-8783



PROTEST



APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____



PROTEST



APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____



PROTEST



APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____



PROTEST



APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____



PROTEST



APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____



PROTEST



APPROVE

ITEM # 67

CASE # VAR-20398

PC MTG 4-12-07

P

Marlene Walshin
2812 Botticelli Drive, Henderson, NV 89052
702-897-8255, cell 702-274-3866, fax 702-897-8655
email: mjwalshin@yahoo.com

April 2, 2007
Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nv 89010

Re: Attached Notices, ZON 20397, VAR-20398, VAR-20399, SDR-19675

I own the property at 520 South Seventh Street.

APPROVAL: ZON-20397 Rezone to Professional. I approve of this request.

OJBECTION: VAR-20398 – variance to allow 8 parking spaces instead of 18.

I OBJECT to this variance as this will result in an increased parking problem on the streets in the area. The 5,376 Square-foot office building would probably have at least approximately 18 employees, as well as clients who would need to park in the area. I feel the proposed building site should be approved with 18 parking spaces which seems an appropriate number to accommodate the number of anticipated employees. A further problem in the area is that only one vehicle is allowed in front of each 50-ft. property where two could easily park.

OBJECTION: VAR-20399 –

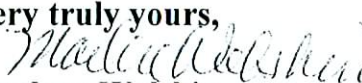
I OBJECT to allowing a side setback of ZERO FEET where 15 feet is required, and I object to the setback of 6.5 feet where 15 feet is required. By allowing the setbacks to be decreased, I feel this feel tend to change the character and integrity of this neighborhood.

OBJECTION: SDR-19675

I OBJECT to the wavier of the perimeter landscape buffer standard to allow a four foot landscape buffer on the corner side where a 15 foot landscape buffer is required and a zero foot landscape buffer on the side and rear where an eight foot landscape buffer is required.

I feel the waivers and variances requested will diminish the present character and integrity of this area, and cause parking problems and congestion for the existing property owners and businesses in the area. Thank you for your attention to this.

ITEM # 66-69
CASE # See above
PC MTG 4-12-07

Very truly yours,

Marlene Walshin



Layton Layton & Tobler LLP

Certified Public Accountants

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Peter G. Gubler, CPA, CVA
Francine M. Miller, CPA
Michael D. Tobler, CPA (Deceased)

April 4, 2007

Planning and Development Department
Current Planning Division Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Dear Planning Members:

Re: VAR-20398
Applicant Lois Rojas
Variance to allow 8 parking spaces

We are the owners of the building at 606 South Ninth Street and protest this request to allow 8 parking spaces where 18 are required. This request is completely out of line with the available parking in the area. Approval of this request would put ten more vehicles on the street.

We would agree to 15 or 16 parking spaces where 18 are required, but not 8.

The other variance requests for this property are not opposed, but Mr. Rojas needs to reconfigure his building to add off street parking.

Sincerely,

Donald R. Layton
Partner

Enclosure: Copy of variance request VAR-20398 opposed

ITEM # 67
CASE # VAR-20398
PC MTG 4/12/07

Members of:

Private Companies Practice Section of the American Institute of Certified Public Accountants
Nevada Society of Certified Public Accountants

Dorothy Marsili

From: Cheryl [crh202@earthlink.net]
Sent: Monday, April 09, 2007 12:03 PM
To: Dorothy Marsili
Subject: VAR-20398 set for April 12 meeting

To Whom It May Concern:

I am writing in opposition to this variance request by Applicant Luis Rojas to allow 8 parking spaces where 18 are required.

I am **strongly opposed** to this as I believe that it is unreasonably expected that a 5,376 square foot office building will require anything less than 18 spaces.

I am one of the owners of the property 4 parcels to the south at 617 S. Eighth Street and parking for our guests and clientele is already at a minimum, so allowing this request will further impose on our available parking.

Former Councilman Weekly stated that he was also strongly opposed to allowing any more parking variances in our area.

Thank you,
Cheryl R. Hall
Manning, Hall & Salisbury, LLC
617 S. Eighth Street
Suite A
Las Vegas, Nevada 89101
(702)382-2898

September 20, 2005

Luis J. Rojas, Esq.
520 South 4th Street
Las Vegas, NV 89101

RE: Letter of Approval for 802 E. Bonneville

Dear Mr. Rojas:

This letter is written to memorialize today's meeting between Michael Herron and Mickey Vaca, the property owners of 607 and 609 S. 8th Street, Las Vegas, NV, and Luis Rojas, the property owner of 802 E. Bonneville, Las Vegas, NV. At this meeting, drawings of the proposed office to be built at 802 E. Bonneville, dated July 2005, were presented by Luis J. Rojas. After the presentation of the drawings for said building, which consisted of approximately 4,100 feet of office space with associated storage and parking area, Mr. Rojas answered any and all questions regarding any variances and/or waivers necessary for the completion of the project.

Based upon a complete review of the project, both Mickey and I have no objection to any variances or waivers which you may require in order to complete the specific project as provided on this date.

Sincerely,



MICHAEL HERRON

9-20-05



MICKEY VACA

ZON-20397 VAR-20398
VAR-20399 SDR-19675
04/12/07 PC

RECEIVED

MAR 08 2007